

\* \* \* \* \*

Testimony and evidence presented was that the subject property is approximately 139.14 acres, zoned R.C.5. The property is an irregularly shaped parcel, with frontage on Philadelphia Road (Md. Route 7). As shown in photographs submitted at the hearing, the property is largely unimproved, but for utility towers owned by the property owner (Baltimore Gas

and Electric Company) and an existing communications tower. That communications tower was constructed following the grant of a Petition for Special Exception in case No. 75-4-X. In that case, relief was granted to approve the existing tower and related infrastructure. The existing tower is 163 ft. in height and contains electronic equipment necessary to facilitate mobile/cellular communications.

The instant Petition for Special Hearing seeks an amendment of the relief previously granted. Specifically, APC/Sprint has entered into a lease with Baltimore Gas & Electric Company to utilize the tower for its equipment. As noted above, the tower is 163 ft. in total height now, with the support structure of 150 ft. and an additional 13 ft. of antenna. The tower is proposed to be enlarged to a height of 186 ft. for the support structure, with an additional 15 ft. for an antenna. The total height would, therefore, be 199 ft.

The matter was considered by the County's Tower Review Committee. That committee was established by legislation recently enacted by the Baltimore County Council. Among its goals, the legislation mandates utilization of existing structures for the expansion of tele-communication services. That is, the County Council has mandated that existing structures and buildings be used to prevent a proliferation of tower construction throughout Baltimore County. The Tower Committee has recommended approval of the subject request.

Based upon the testimony and evidence presented, I am persuaded to grant the relief requested. In my judgment, the increase in height of this facility will not cause any detrimental impact on the surrounding locale. This is a large tract and there will be little impact, if any, on surrounding properties. I easily find that the request is consistent with

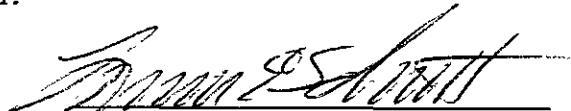
the recently amended provisions of the BCZR as they relate to the construction of tele-communication towers.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1<sup>st</sup> day of October 1998 that, pursuant to the Petition for Special Hearing, approval to amend the special exception granted in case No. 75-4-X to permit an increase in the height of an existing communications tower to 199 ft., be and is hereby GRANTED subject, however, to the following restrictions.

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Other cellular/mobile communications providers can co-locate on this tower and install equipment/infrastructure thereon, without the necessity of further public hearings, if the tower is structurally able to support additional installations, and for so long as the height of the tower is not increased.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

COPIES OF THIS ORDER FILED FOR FILING  
10/1/98  
Date 10/1/98  
By LES



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

September 30, 1998

Robert A. Hoffman, Esquire  
Patricia A. Malone, Esquire  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Petition for Special Hearing  
Location: 11901 Philadelphia Road, Bradshaw  
Case No. 99-001-SPH  
Baltimore Gas & Electric Co., Petitioner

Dear Mr. Hoffman and Ms. Malone:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.

c: Mr. James F. Burkman  
7609 Energy Parkway, Suite 101  
Baltimore, Maryland 21226





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

11901 Philadelphia Road Bradshaw MD 21021

which is presently zoned

RC5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an amendment to the special exception

in Case No. 75-4-X to permit an increase in the height of the existing communications tower to 199 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

Baltimore Gas and Electric Company  
(Type or Print Name)

Signature

By [Signature]  
Signature  
Ossie Tate, Vice-President

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

[Signature]  
Robert A. Hoffman (410)494-6262

(Type or Print Name)

210 Allegheny Ave., Towson, MD 21204

Signature

[Signature]  
James P. Bennett

17th Floor G&E Bldg. (410)234-5607  
Address Phone No

Baltimore, Maryland 21201  
City State Zipcode

7609 Energy Parkway, Suite 101 (410)787-5130  
Address Phone No

Baltimore, Maryland 21226  
City State Zipcode  
Name, Address and phone number of representative to be contacted

James F. Burkman  
Name

7609 Energy Parkway, Suite 101 (410)787-5130  
Address Phone No  
Baltimore, MD 21226  
City State Zipcode

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: R.T. DATE 7-1-98

Description of parcel of land proposed for Special Hearing, by Baltimore Gas and Electric Company, for the Raphael Road Substation, in the 11th Election District of Baltimore County, Maryland.

Beginning for the same at the intersection of the southwesternmost outline of the whole tract, of which this description is a part, with the southeasternmost side of the 60' wide right-of-way for Philadelphia Road (Maryland Route 7), said point of intersection being distant 2470' more or less, measured northeasterly along said road from Allender Road, thence leaving said outline and binding on said side of Philadelphia Road the eight following lines: by a line curving to the left having a radius of 910' for a distance of 289.47', the chord of said arc bearing N. 27°02'24" E.-288.25' thence N. 17°55'38" E.- 83.28', thence by a line curving to the right having a radius of 733.42' for a distance of 579.86', the chord of said arc bearing N. 40°34'36.5" E.-564.87', thence N. 63°13'35" E.-202.70', thence by a line curving to the right having a radius of 700' for a distance of 311.29', the chord of said arc bearing N. 75°57'58" E.-308.73', thence N. 88°42'21" E.-286.19', thence by a line curving to the left having a radius of 1720' for a distance of 103.74', the chord of said arc bearing N. 86°58'40.5" E.-103.73', thence N. 85°15'00" E.-187.15' to intersect the northeasternmost outline of said whole tract, thence leaving said road and binding on said outline the four following courses and distances: S. 74°11'30" E.- 61.10', S. 43°45'00" E.-170.20', S. 57°45'00" E.-152.62' and S. 68°15'00" E.-181.50', thence leaving said outline and running across the said whole tract, S. 14°46'00" W.-1233.59' and N. 75°14'00" W.-1587.56' to intersect the aforesaid southwesternmost outline, thence binding thereon N. 60°09'00" W.-236.80' to the place of beginning.

Containing 47.41 acres of land more or less.

The above description is based on survey by Dollenberg Brothers, Towson Maryland, dated October 19, 1972, referring all courses to the State of Maryland Grid Meridian.

The above described parcel of land is indicated by the heavy outline shown on Plat No. 216-233E attached hereto and made part hereof.



T. Natarajan (P.E. 9238)  
Baltimore Gas and Electric Company



ITEM # 1

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

ITEM # 1

No. 056174

DATE 7-1-98 ACCOUNT Rec-6150  
040-SPH

AMOUNT \$ 250.00  
RECEIVED FROM: BGE

FOR: SPH (11901 Philadelphia Rd.)  
19-1-SPH R.H.

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

PAID RECEIPT  
PROCESS ACTION THE  
7/01/1998 7/01/1998 11:20:57  
REC 4506 CASHIER NAME NEW DRYER  
5 MISCELLANEOUS CASH RECEIPT  
Receipt # 022001  
CR NO. 056174  
250.00 CHECK  
Baltimore County, Maryland

CASHIER'S VALIDATION

99-001 SPH  
B.G.E. ETAL  
C/O ROBERT HOFFMAN, ESQ  
8/10/98

RM-407  
CCB

#11901 PHILA. RD  
(RTE-7) -- 2 ONSITE

7/24/98

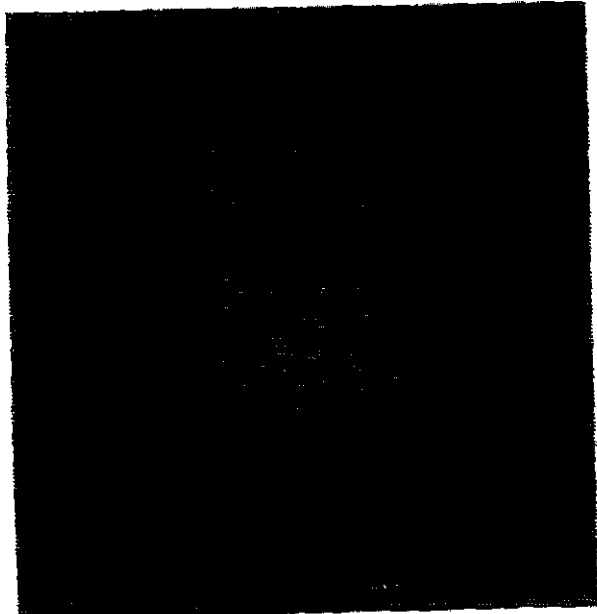
Patricia M. O'Keefe 8/3/98

PATRICK M. O'KEEFE  
(Full Name)

525 PENNY LANE

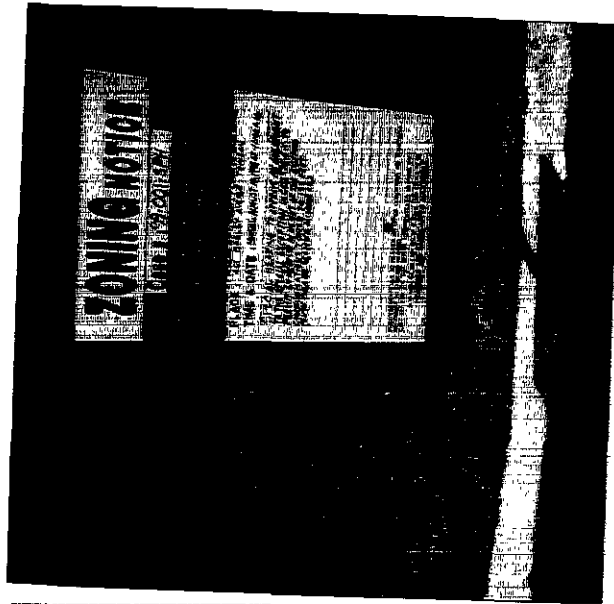
MONT VALLEY, MD, 20830

410-460-0360 (Cell) 410-460-0360  
(Home Number)

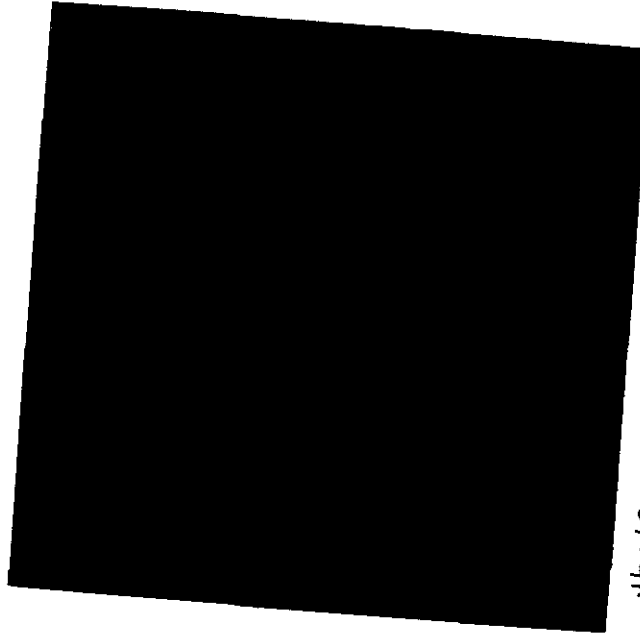


#11901 PHILA RD  
RAPHAEL RD. BGE STA.  
99-001 SPH  
8/6/10/98





Raphael Rd. Sub.



#11901 PHILA RD. Z-SIGNS  
RAPHAEL RD. BASE STA.  
99-001-3PH



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

July 17, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-001-SPH  
11901 Philadelphia Road  
S/S Philadelphia Road, 2470' +/- N from centerline of Allender Road  
11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owner: Baltimore Gas and Electric Company

Special Hearing to approve an amendment to the special exception in case #75-4-X to permit an increase in height of the existing communications tower to 199 feet.

HEARING: Monday, August 10, 1998 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, reading "Arnold Jablon". Below the signature, the initials "RJE" are written.

Arnold Jablon  
Director

c: Ossie Tate  
James F. Burkman

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JULY 26, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



# CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/23, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/23, 1998.

THE JEFFERSONIAN,

*A. Henickson*

LEGAL AD. - TOWSON

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #98-001-8PH  
11901 Philadelphia Road  
3/8 Philadelphia Road, 2470  
4 1/2 N. from centerline of Alexander Road  
11th Election District  
6th Councilmanic District  
Legal Owner(s):  
Baltimore Gas and Electric Company

Special Hearing: to approve an amendment to the special exception in case #79-4X to permit an increase in height of the existing communications tower to 198 feet.

Hearing: Monday, August 10, 1998 at 11:30 a.m., in Room 407, County Courts Bldg., 401 Bosley Avenue

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353. (2) For information concerning the file and/or hearing, Please Call (410) 887-3387.

7/482 July 23 0245766

TO: PATUXENT PUBLISHING COMPANY  
July 23, 1998 - Jeffersonian

Please forward billing to:  
Barbara Ormord or Ron Citro  
210 Allegheny Avenue  
Towson, MD 21204

---

**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-001-SPH  
11901 Philadelphia Road  
S/S Philadelphia Road, 2470' +/- N from centerline of Allender Road  
11<sup>th</sup> Election District - 5<sup>th</sup> Councilmanic District  
Legal Owner: Baltimore Gas and Electric Company

Special Hearing to approve an amendment t the special exception in case #75-4-X to permit an increase in height of the existing communications tower to 199 feet.

HEARING: Monday, August 10, 1998 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.



Lawrence E. Schmidt R42

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 1

Petitioner: Baltimore Gas and Electric Company

Location: 11901 Philadelphia Road, Bradshaw, Maryland 21021

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara Ormrod or Ron Citro

ADDRESS: 210 Allegheny Ave.

Towson, Md 21204

PHONE NUMBER: 410-494-6201

AJ:ggs

(Revised 09/24/96)



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_

Format for Sign Printing, Black Letters on White Background:

ITEM # 1

## ZONING NOTICE

Case No.: 99-1 SPH

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: SPECIAL HEARING TO AMEND SPECIAL  
EXCEPTION CASE No. 75-4X AND TO PERMIT  
AN INCREASE IN THE HEIGHT OF THE EXISTING  
COMMUNICATIONS TOWER TO 199 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 5, 1998

Robert A. Hoffman, Esq.  
210 Allegheny Avenue  
Towson, MD 21204

RE: Item No.: 1  
Case No.: 99-1-SPH  
Location: 11901 Philadelphia  
Road

Dear Mr. Hoffman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 1, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "WCR/SCJ", is written over the typed name.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures





Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

July 22, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JULY 13, 1998

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

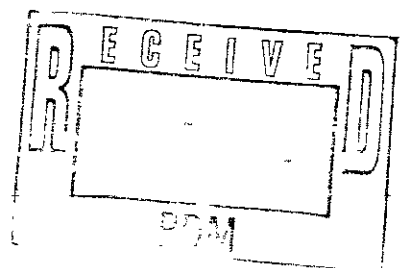
8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

001, 002, 003, 004, 005, 006, 007, 009, 010

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM  
FROM: R. Bruce Seeley . RBS/sp  
Permits and Development Review  
DEPRM

DATE: 7/22/92

SUBJECT: Zoning Advisory Committee  
Meeting Date: July 13, 92

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 492  
601  
2  
3  
4  
5  
6  
7  
8

RBS:sp

BRUCE2/DEPRM/TXTS8P

B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:            Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date:   July 16, 1998

FROM: *Pub* Robert W. Bowling, Chief  
              Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
              for July 20, 1998  
              Item Nos. 492, 001 002, 003, 004,  
              005, 006, 007, 008, 009, and 010

              The Development Plans Review Division has reviewed the subject  
zoning item, and we have no comments.

RWB:HJO:jrb

cc:   File

hs  
8/10

**BALTIMORE COUNTY, MARYLAND**

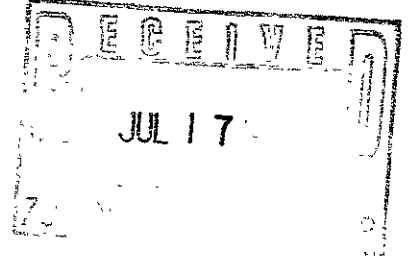
**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**DATE:** July 16, 1998

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions



The Planning Office has no comments on the following petitions (s):

Item No. 1

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief:

*Jeffrey W. Long*

AFK/JL



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 7-14-98  
Item No. 001 RT

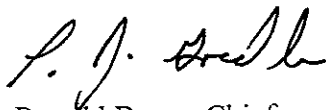
Dear Ms. Stephens:

WE have reviewed the referenced item and have no objection to approval.  
as a field inspection reveals that the existing entrance(s) on to MD/US 7  
are acceptable to the State Highway Administration (SHA) and this development  
is not affected by any SHA projects.

Please contact Larry Gredlein At 410-545-5606 or By E-mail at  
(lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours.

*for*   
Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING  
11901 Philadelphia Road, S/S Philadelphia Rd, 2470'  
+/- N from c/I Allender Rd, 11th Election District, 5th  
Councilmanic

Legal Owners: BG&E


Petitioner(s)

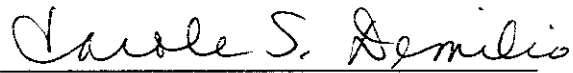
\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-1-SPH

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 30<sup>th</sup> day of July, 1998, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).

  
PETER MAX ZIMMERMAN

## **TOWER REVIEW COMMITTEE RECOMMENDATION REPORT**

**July 27, 1998**

**Petitioner: BGE**

**TRC#: 98003**

**Petition: Increase in height of existing tower at the Raphael Road Substation, 11901 Philadelphia Road, Bradshaw Road. Existing height of the lattice tower is 150 feet, with a proposed increase in height to 199 feet, to allow APC/Sprint to place a set of antennas for its PCS service near the top of the extended tower.**

A meeting of the Tower Review Committee was held on June 29, 1998, in order to review the request mentioned above. The BGE representatives and other relevant personnel were in attendance at the meeting.

The committee's recommendations are as follows:

### **Planning Considerations**

The impact of the increase in height of the existing BGE tower is minimal, due to the tower's remote location and the numerous existing transmission towers in the immediate vicinity. Additionally, the extension in height of the tower will obviate the need for a second tower or structure to support needed antennas, which is in keeping with the County's goal of co-location on existing structures.

### **Community Considerations**

As the tower is an existing structure within the larger community, and is in a relatively remote location relative to residences in the area, the community concerns are minimal, and the effort by the petitioner to offer co-location opportunities to cellular/PCS providers is in accordance with the zoning regulations governing wireless communication sites.

### **Information Technology Considerations**

It was recommended that a coverage profile be submitted showing the need for the additional height for coverage by APC/Sprint (submitted 7/17/98). Based on the review of this information, the increase in the tower height is a needed structural adaptation in order to provide adequate coverage.

### Telecommunication Engineering Considerations

As the petitioner (BGE) is not the entity that requires the increased tower height, a technical review of the petition included an analysis of the user's (APC/Sprint) need for the increased height. APC already has a set of antennas at the 135 foot level near the top of the existing tower. The new antennas will be placed at a height of 185 feet +/-, which will allow APC to provide better coverage to the surrounding area.

APC furnished a radio frequency coverage plot showing the coverage currently provided to the area along I-95 and Route 40 from its existing BGE cell site as well as surrounding sites. The map shows that the existing site provides a coverage radius of approximately 1.5 miles. There are gaps in coverage between the existing BGE site and the adjacent sites to the northeast and southwest along I-95. The increased antenna height would provide a coverage radius of over two miles, which would fill in the gaps in coverage. There is an existing BAM monopole on the other side of Philadelphia Road less than 1/4 mile away from this site, as well as several high tension line towers along the BGE right-of-way that could support antennas for cellular and PCS systems. However, none of these are as tall as the existing communications tower. These alternate sites would not meet APC's need for additional antenna height.

If the tower were extended, there would be room on the tower for antennas of at least two additional cellular or PCS companies, and it would appear that there is more than adequate room on the ground to place additional equipment buildings or cabinets. In terms of the tower's ability to support future co-locations, the only question is whether the tower would be structurally capable of supporting additional antennas beyond those that APC plans to install. BGE reported that a structural analysis of the tower had been performed in 1992 by Whitney, Bailey, Cox and Magnani, in order to confirm the feasibility of extending the tower an additional 50 feet. They are currently updating that analysis and expect to present the updated report at the time of the hearing before the Zoning Commissioner. It was suggested that the analysis also examine the tower's ability to support additional antennas.

As the tower is located approximately 1 1/4 miles from the Baltimore Air Park, there was concern about the increased tower height causing a hazard to air traffic. Representatives from BGE stated that clearance for the additional height was received through the FAA.

### Final recommendation

It is the recommendation of the Tower Review Committee to approve the petitioner's request for an extension to the height of an existing tower located at 11901 Philadelphia Road (BGE- Raphael Road substation) from 150' to 199'.

### Committee Members

William A. Book

**William H. Bond, Director  
Office of Information Technology**

Garry L. Kern

**Gary L. Kerns, Chief - Comprehensive and  
Community Planning, Office of Planning**

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**Alexander B. Page III**  
**Community Representative**

\_\_\_\_\_

**Ann R. Muller**  
**Tower Coordinator**

Date: 1/1



Committee Members

\_\_\_\_\_  
William H. Bond, Director  
Office of Information Technology

\_\_\_\_\_  
Gary L. Kerns, Chief - Comprehensive and  
Community Planning, Office of Planning

\_\_\_\_\_  
Alexander B. Page III  
Community Representative

Ann R. Muller

Ann R. Muller  
Tower Coordinator

Date: 7/28/98

**Committee Members**

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\_\_\_\_\_  
William H. Bond, Director  
Office of Information Technology

\_\_\_\_\_  
Gary L. Kerns, Chief - Comprehensive and  
Community Planning, Office of Planning

  
Alexander B. Page III  
Community Representative

\_\_\_\_\_  
Ann R. Muller  
Tower Coordinator

Date:

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Robert A. Hoffman

210 Allegheny Avenue

Patricia A. Malore

" "

Ryan M. Conway

1130 Johnsville Rd.

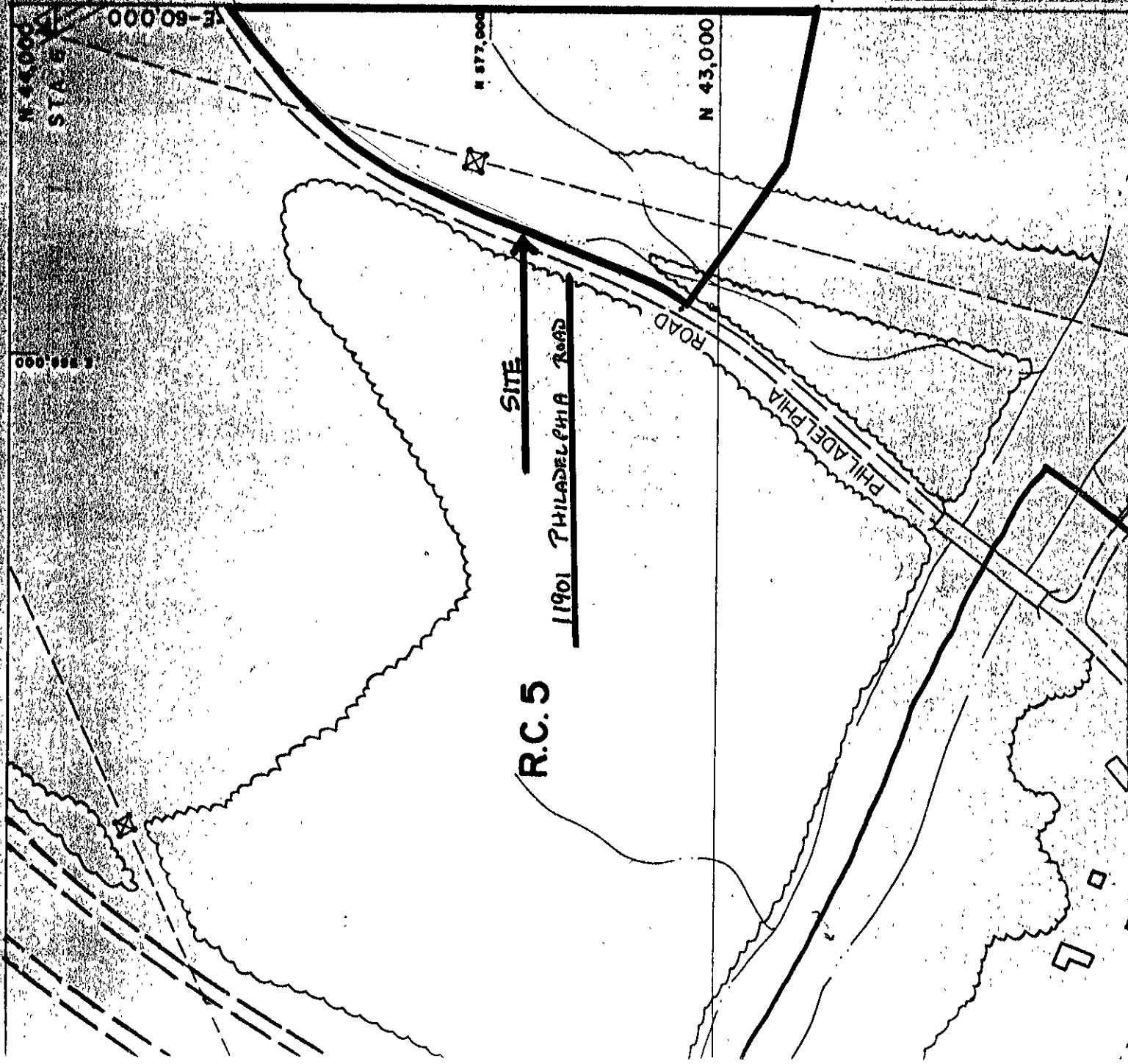
A. Jeffrey Slack

7152 Windsor Blvd. - BGE

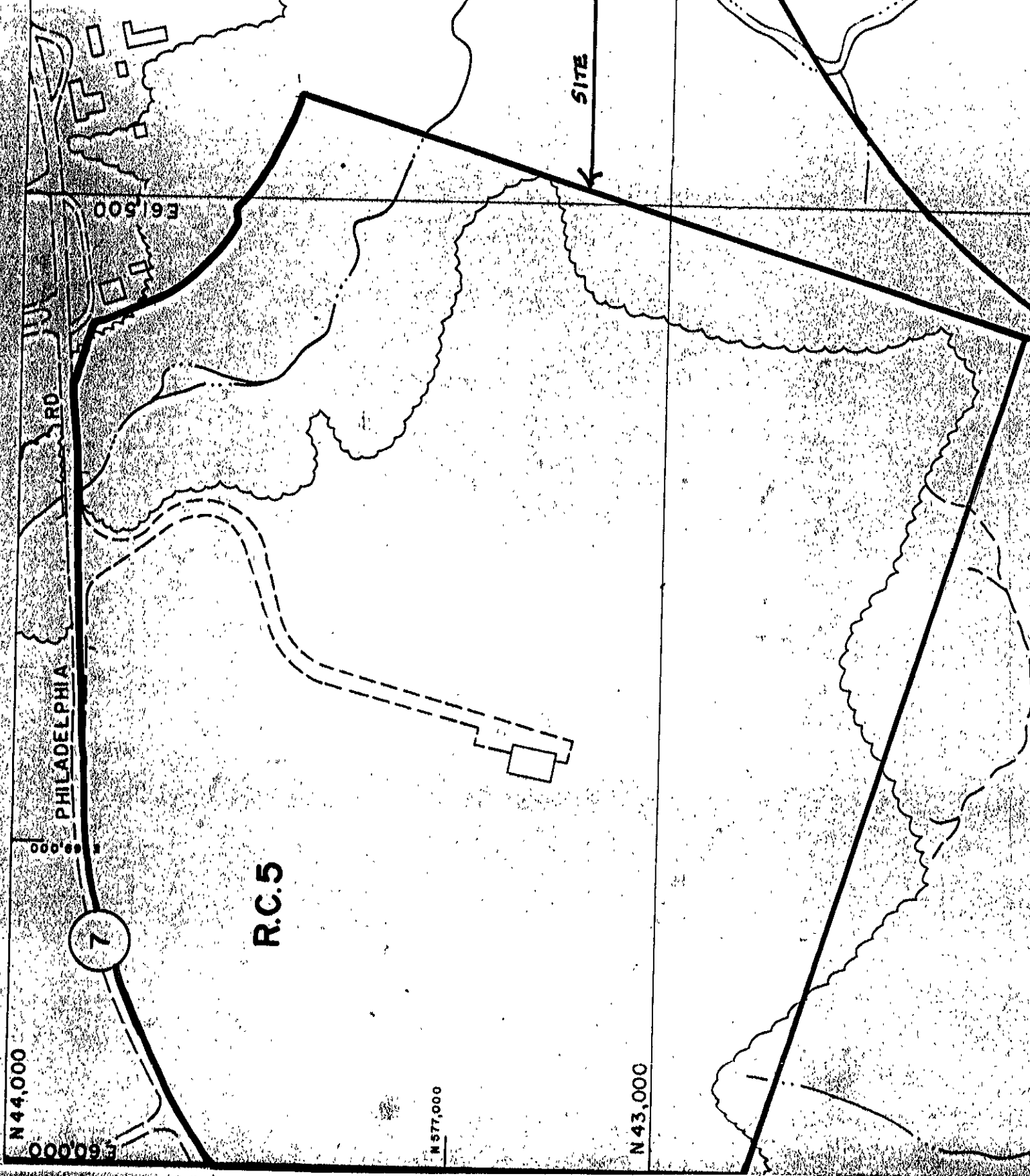
Susan Logue

12606 Thompson Rd Fairfax Va



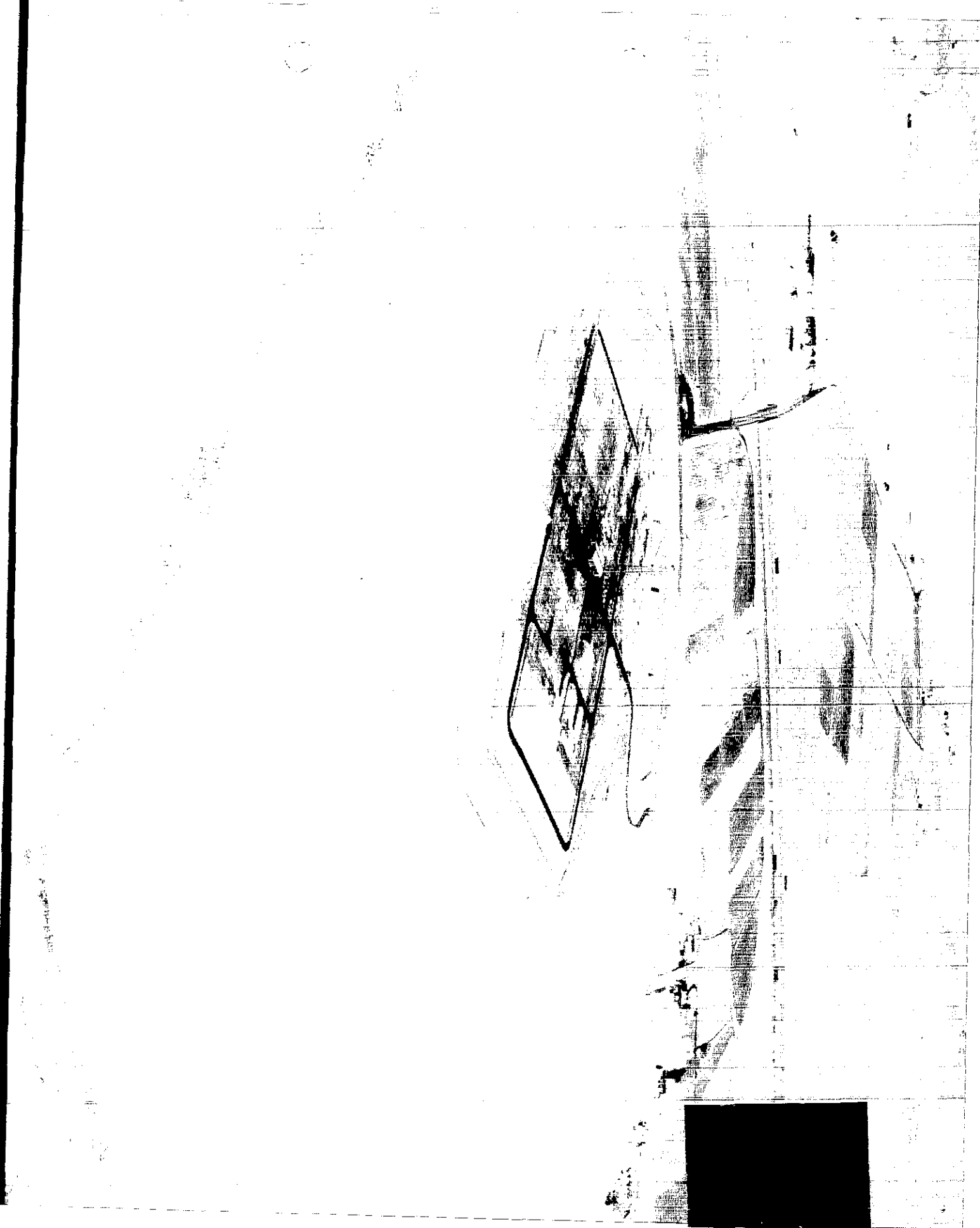


SCALE	LOCATION	SHEET
1" = 200' ±	LORELEY	N. E. 11 - J
DATE OF PHOTOGRAPHY JANUARY 1986		

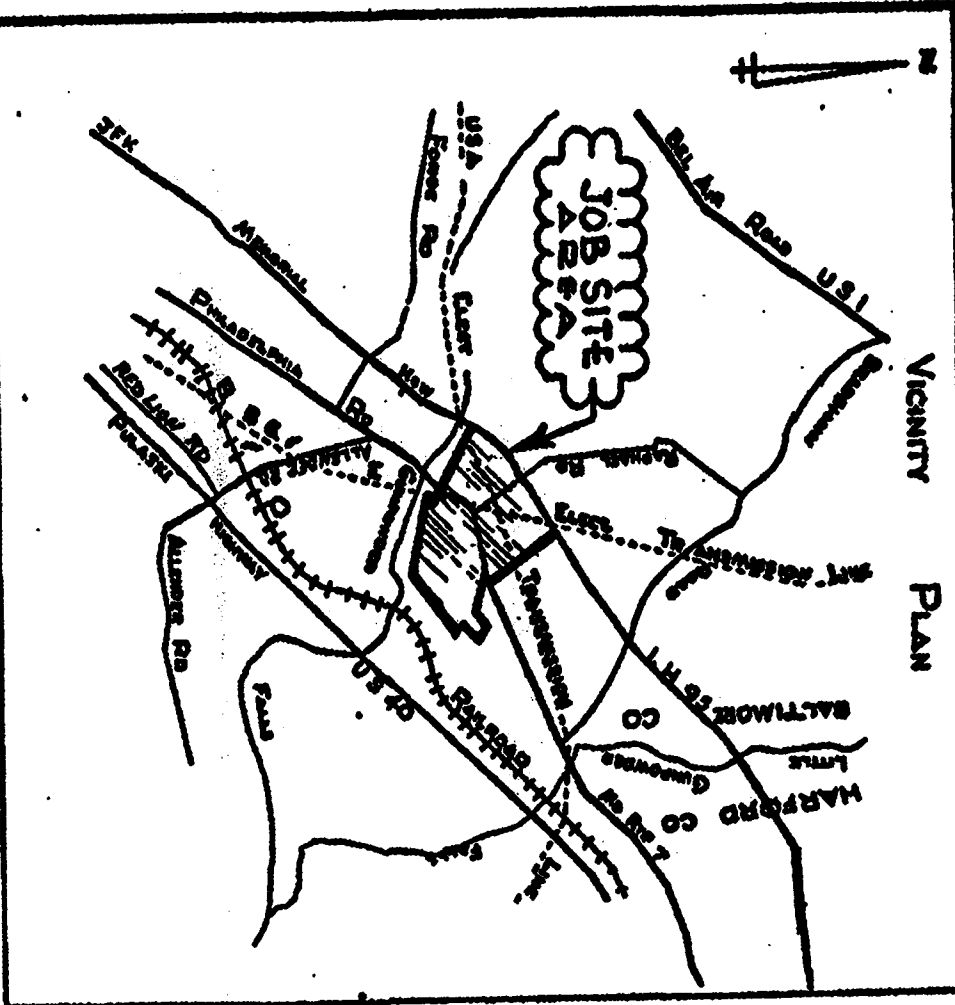


SCALE	LOCATION	SHEET
1" = 200' ±	ITEM # 1 GUNPOWDER	N. E. 11 - K
DATE OF PHOTOGRAPHY JANUARY 1986		





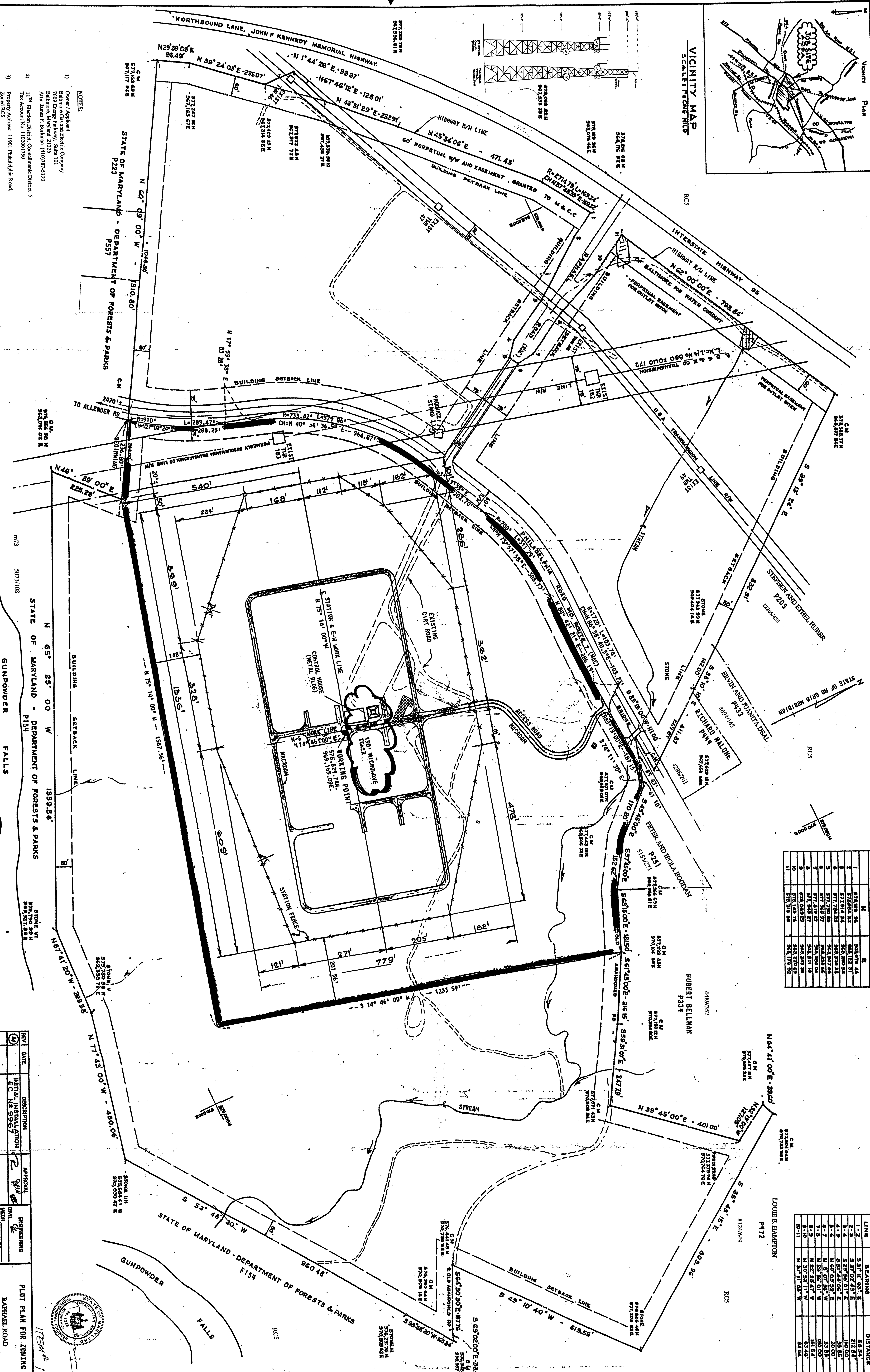




VICINITY MAP  
SCALE: 1" = 100' HORIZ.

TABLE OF COORDINATES		
LINE	N	E
1	577,000.00	577,000.00
2	577,000.00	577,000.00
3	577,000.00	577,000.00
4	577,000.00	577,000.00
5	577,000.00	577,000.00
6	577,000.00	577,000.00
7	577,000.00	577,000.00
8	577,000.00	577,000.00
9	577,000.00	577,000.00
10	577,000.00	577,000.00
11	577,000.00	577,000.00

TABLE OF COURSES		
LINE	BEARING	DISTANCE
1-2	S 37° 02' 43" E	58.24
2-3	S 37° 02' 43" E	212.24
3-4	S 29° 56' 01" E	150.00
4-5	S 29° 56' 01" E	53.95
5-6	N 00° 00' 00" E	53.95
6-7	N 00° 00' 00" E	150.00
7-8	N 22° 26' 47" W	53.95
8-9	N 22° 26' 47" W	150.00
9-10	N 30° 52' 11" W	63.46
10-11	N 31° 11' 09" W	24.24



NOTES

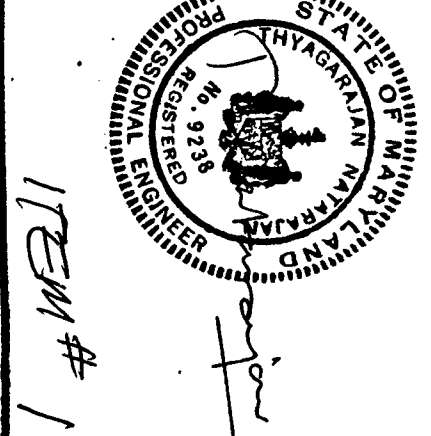
- 1) Owner / Applicant: Baltimore Gas and Electric Company, 7000 Evers Parkway, Suite 101, Baltimore, Maryland 21228, Attn: James F. Burdman (410) 787-5150
- 2) 11" Electric Service, Conduitless District 5, Tax Account No. 1102001750
- 3) Property Address: 11901 Philadelphia Road, Zoned RCS
- 4) Site: Access: 139.14, 47.41 Acres +/- For Special Exception indicated by ☐
- 5) Existing Site Use: Electric Substation w/ Communications Tower
- 6) Last Commercial Permit for Construction at this Site was dated 7/27/89 (Building Permit No. B021979, Control No. C-1189-89). Permit was to construct foundations and erect steel structures for 230kV equipment, and six (6) 100' lighting masts.
- 7) This is an unnamed facility.

STATE OF MARYLAND - DEPARTMENT OF FORESTS & PARKS  
P223  
P537  
N 60° 49' 00" W - 104.80'  
1310.80'  
N 65° 25' 00" W - 1359.56'  
P154  
5073108  
GUNPOWDER FALLS

REV	DATE	DESCRIPTION	APPROVAL
1	INITIAL INSTALLATION	2	APPROVAL
2	EC NE 9967	2	APPROVAL

ENGINEERING	DESIGN & DRAFTING	DATE
CM	CM	DATE 2-15-74
CM	CM	DATE 2-15-74
CM	CM	DATE 2-15-74

BALTIMORE GAS AND ELECTRIC COMPANY  
ELECTRIC ENGINEERING DEPARTMENT  
SCALE 1" = 100'  
DATE 2-15-74  
REV



ITEM # 1

42-3